

Chapter 215 SP Specific Plan District

(3334-7/96)

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215.02 Specific Plan District Established

The SP Specific Plan District is established by this chapter. This district provides areas for the development and administration of Specific Plans, prepared in accord with the Government Code and consistent with the General Plan and, for specific plans located within the coastal zone, the Local Coastal Program. (3334-7/96)

215.04 SP District: Land Use Controls

No use other than an existing use shall be permitted in a SP district except in accord with a valid Specific Plan. Any permitted or conditional use authorized by this ordinance may be included in an adopted Specific Plan, consistent with the General Plan and, for development located within the coastal zone, Local Coastal Program Land Use Plan land-use designation(s) for land within the SP district. (3334-7/96)

215.06 SP District: Development Standards

- A. Minimum Area. The minimum net area of a SP District shall be 2 acres, provided that a SP district may be subdivided in accord with a valid Specific Plan.
- B. Residential Unit Density. The total number of dwelling units in a SP Plan shall not exceed the maximum number permitted by the General Plan and Local Coastal Program Land Use Plan density for the total area of parcels designated for residential use. (3334-7/96)
- C. Performance Standards. The performance standards prescribed by Section 230.82 shall apply.

- D. Other Development Standards. Other development standards shall be as prescribed by the Specific Plan.

215.08 Initiation

An amendment to reclassify property to a SP District may be initiated by a property owner or authorized agent, the Planning Commission, or the City Council. If the property is not under a single ownership, all owners shall join in the application, and a map showing the extent of ownerships shall be submitted with concept plans and materials.

215.10 Required Plans and Materials

In addition to the plans and materials required to accompany an application for a zoning map amendment by Chapter 247, an application for rezoning to a SP District shall include a Specific Plan incorporating the following information:

- A. A map showing proposed district boundaries and the relationship of the district to uses and structures within a 300-foot radius of the district boundaries.
- B. A map or aerial photo of the proposed district and 100 feet beyond its boundary showing sufficient topographic data to indicate clearly the character of the terrain; the type, location, and condition of trees and other natural vegetation; and the location of existing development.
- C. The proposed pattern of land use, with acreage and residential density computations.
- D. The proposed street and lot pattern.
- E. Typical building elevations and sections.
- F. A statement explaining the reasons that justify use of a SP District for the project in relation to the findings required by Section 215.12(A).

215.12 Planning Commission Action

The Planning Commission shall consider an application for reclassification to a SP district as prescribed in Chapter 247 and shall at the same time consider the proposed Specific Plan accompanying the application. A recommendation of the Commission to reclassify to a SP district shall be accompanied by a resolution recommending a Specific Plan.

- A. Required Findings. The Planning Commission shall recommend to the City Council approval or conditional approval of a Specific Plan upon finding that:
 - 1. The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Program Land Use Plan, and other applicable policies and is compatible with surrounding development; (3334-7/96)

2. The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not approved;
3. Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan; and
4. The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

215.14 Status of Specific Plan

A Specific Plan adopted by resolution of the City Council shall be administered as prescribed by the Council, consistent with the Government Code, Section 65450 et seq. A Specific Plan shall not become effective unless a Local Coastal Program amendment is effectively certified by the California Coastal Commission. (3334-7/96)

215.16 Zoning Map Designation

A SP district shall be noted by the designation "SP", followed by the number of the SP District based on order of adoption. Specific Plans shall be noted by the designation "SP" followed by the name and number of the SP District and the name of the Specific Plan.

215.18 Review of Plans

Application for building permits for projects in a SP District shall be accepted only if project plans are consistent with a valid Specific Plan and with all other applicable requirements of the Municipal Code.